2010110315213400 1

विकास योजना - सातारा

सातारा(जि.सातारा) शहरासाठी विकास नियंत्रण नियमावली

म.प्रा. व अधिनियम १९६६ चे कलम ३७(१ कक) अन्वये सूचना.

महाराष्ट्र शासन

नगर विकास विभाग,

मंत्रालय, मुंबई - ४०० ०३२

दिनांक :- २७.१०.२०१०

शासन निर्णय क्रमांक-टिपीएस-१७०९/१९२२/प्र.क्र.१८८८/२००९(सातारा न.प.)/नवि-१३

शासन निर्णय :- सोबतची शासकिय सूचना महाराष्ट्र शासन राजपत्रामध्ये प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

(प्र.स. गोहिल)

कक्ष अधिकारी

प्रति,

विभागीय आयुक्त, पुणे विभाग, पुणे.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

(त्यांना विनंती करण्यात येते की, प्रस्तुत सूचनेच्या वर्तमानपत्रातील जाहिरातीचे देयक कृपया आपण अदा करावे.)

जिल्हाधिकारी, पुणे.

उपसंचालक नगर रचना, पुणे विभाग, पुणे.

मुख्याधिकारी, सातारा नगरपरिषद, सातारा.

सहाय्यक संचालक नगर रचना, सातारा शाखा, सातारा.

(यांना विनंती कि मंजूरीच्या अनुषंगाने अधिप्रमाणीत करावयाचे भाग नकाशे ५ प्रतीत पाठविण्यात यावेत तसेच प्रस्तुत सुचना शासनाच्या दि.१३.०९.२०१० रोजीच्या परिपत्रकातील निदेशानुसार व खालीलसुचनेप्रमाणे जाहीरात म्हणून प्रसिध्द करून भेगेबाबत सत्वर कार्यवाही करावी).

१.जाहीरात देण्या-या कार्यालयाचे नांव -नगर विकास विभाग, मंत्रालय, मुंबई-३२

२.जाहीरात कोणत्या दिनांकापर्यंत - तात्काळ

यावयाची आहे

कृपया मागे पहा

३.प्रसिध्दीचे स्वरुप - सर्वाधिक खपाच्या स्थानिक वृत्तपत्रात

४.कोणत्या जिल्हयात - सातारा

५.किती वृत्तपत्रात - एका इंग्रजी व एका मराठी वृत्तपत्रात

६.वृत्तपत्राचे नांव - सर्वाधिक खपाच्या स्थानिक वृत्तपत्रात

७.कितीवेळा - एकदा

८.जाहीरात खर्चाचे देयक कोणत्या- मुख्याधिकारी, सातारा नगरपरिषद, सातारा.
अधिका-याकडे पाठवावयाचे

व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, पुणे विभाग, पुणे पुरवणी भाग-१ मध्ये प्रसिध्द करुन त्याच्या प्रत्येकी ५ प्रती या विभागास, संचालक नगररचना, महाराष्ट्र राज्य, पुणे व उप संचालक नगर रचना, पुणे विभाग, पुणे , सहाय्यक संचालक नगर रचना, सातारा शाखा, सातारा, मुख्याधिकारी, सातारा नगरपरिषद, सातारा यांना याव्यी)

कक्ष अधिकारी (नवि-२९) न,वि,वि, मंत्रालय, मुंबई यांना विनंती की सदरची सूचना या विभागाच्या वेबसाईटवर प्रसिध्द करणेत यावी.

निवड नस्ती(नवि-१३)

NOTICE

Government of Maharashtra
Urban Development Department,
Mantralaya, Mumbai 400 032

Date:- 27.10.2010

No.TPS-1709/ 1922/ C.R.1888/ 2009(Satara M.C.)/UD-13

Maharashtra Regional & Town Planning Act 1966.

Whereas, the IInd Revised Development Plan and Development Control Regulations for Satara Municipal Council (hereinafter referred to as "the Said Council") have been sanctioned by the Government in Urban Development Department under Section 31(1)of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the Said Act") vide Notification No.TPS-1900/66/CR-19/2000/UD-13,dated 15/09/01 (hereinafter referred to as "the Said Notification") and which has came into force with effect from 01/11/2001;

Whereas, the Government in Urban Development Department vide Circular No.Sankirna-1002/2467/UD-13, dated 21st January 2001 (hereinafter referred to as "the Said Circular") has informed all the Municipal Councils in the State, to incorporate a Model Heritage Regulations in their Development Control Regulations, to preserve and conserve the Heritage Sites in the town;

Whereas, the Government is of the opinion that the Said Council has failed to perform its duty regarding adoption the Said Regulation, since it has not responded to the Said Circular after repeated follow-up from Government;

Whereas, in order to adopt the Heritage Regulations to preserve and conserve Heritage Sites in the town, Government felt it necessary in the interest of public to incorporate new provision (hereinafter referred to as "the Said proposed modification") in the Development Control Regulations for the Satara Municipal Council, Satara;

Now therefore, in exercise of the powers conferred under Section 37(1AA) of the Said Act, Government hereby publishes this notice inviting suggestions and objections to the Said proposed modification from public with reasons within 30 (Thirty) days from the date of publication of this notice in Maharashtra Government Gazette. The suggestions and objections shall be addressed to the Assistant Director of Town Planning, Satara Zilla Parishad Building (Extension) Satara, who is hereby appointed as an Officer under Section 162 of the Said Act and authorized to hear the suggestions and objections, which may be received within the aforesaid stipulated period and submit his report to the Government. The suggestions and objections received within the aforesaid stipulated period

will only be considered by the Government.

PROPOSED MODIFICATION

The details of the above modification are as below:

To incorporate / include the regulations for conservation of Heritage Sites (both Natural and Manmade)

NOTE:

(A) A copy of the Said proposed modification is kept open for inspection for the general public in the offices of the following officers on all working days during working hours.

1) The Assistant Director of Town Planning, Satara, Satara Zilha Parishad Building(Ext.), Satara.
2) The Chief Officer, Satara Municipal Council, Satara

(B) This notification is also published on Government web site at www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra

(Pradeep Gohil)
Section Officer

सूचना

महाराष्ट्र शासन

नगर विकास विभाग

मंत्रालय, मुंबई - ४०००३२

दिनांक : २७.१०.२०१०

क्रमांक-टिपीएस-१७०९/१९२२/प्र.क्र.१८८८/२००९(सातारा न.प.)/नवि-१३

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६

ज्याअर्थी, सातारा (यापुढे उक्त नगरपरिषद असा उल्लेखिलेली) शहरासाठीची सुधारीत विकास योजना व विकास नियंत्रण नियमावली ही शासनाच्या नगर विकास विभागाची अधिसूचना क्रमांक टिपीएस/१५००/६५/ प्र.क्र.१९/२०००/नवि १३, दिनांक १५/०९/२००१ अन्वये (यापुढे उक्त अधिसूचना असे उल्लेखिलेली), महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ (यापुढे उक्त अधिनियम असे उल्लेखिलेले) कलम ३१(१) अन्वये शासनाने मंजूर केली असून ती दिनांक ०१/११/२००१ पासून अंमलात आली आहे;

ज्याअर्थी, राज्यातील सर्व नगरपरिषद/नगरपालिकांना त्यांच्या शहरातील ऐतिहासिक व वास्तुशास्त्रीयदृष्टया वारसा असणा-या स्थळांचे जतन व संवर्धन करण्यासाठीची नियमावली, त्यांच्या विकास नियंत्रण नियमावलीमध्ये अंतर्भूत करण्याच्या सूचना शासनाच्या नगरविकास विभागाचे परिपत्रक क्रमांक संकीर्ण-१००२/२४६७/नवि १३, दिनांक २१/०१/२००१ (यापुढे उक्त परिपत्रक असे उल्लेखिलेले) अन्वये देण्यात आल्या आहेत;

ज्याअर्थी, शासनाच्या सततच्या पाठपुराव्यानंतरही उक्त परिपत्रकाद्वारे दिलेल्या सूचनांचे पालन उक्त नगरपरिषदेकडून झाले नसलेने शासनाच्या मते उक्त नगरपरिषद ही तिची तत्संबंधीची कर्तव्ये पार पाडण्यासाठी अयशस्वी झाली आहे;

आणि ज्याअर्थी, शहरातील ऐतिहासिक व वास्तुशास्त्रीयदृष्टया महत्त्वाच्या स्थळांचे जतन व संवर्धन व्हावे यासाठीची नियमावली, उक्त नगरपरिषदेच्या विकास नियंत्रण नियमावलीमध्ये नव्याने अंतर्भूत करणे (यापुढे "उक्त फेरबदल" असे उल्लेखिलेले) जनहिताच्या दृष्टीकोनातून आवश्यक झाले असल्याची शासनाची धारणा झालेली आहे;

त्याअर्थी, शासनाला उक्त अधिनियमाच्या कलम ३७(१ कक) अन्वये प्राप्त अधिकारान्वये, शासन आता सदरहू सूचना उक्त फेरबदलाबाबत जनतेच्या सकारण हरकती व सूचना मागविणेसाठी प्रसिध्द करीत असून सदर सूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द झाल्यापासून ३० दिवसांच्या आत हरकती व सूचना हया उक्त अधिनियमाच्या कलम १६२ अन्वये नियुक्त अधिकारी तथा सहाय्यक संचालक नगर रचना, सातारा, जिल्हा परिषद इमारत(विस्तारीत कक्ष) सातारा, यांचेकडे सादर करावयाच्या आहेत. आणि विहीत मुदतीत प्राप्त झालेल्या हरकती व सूचनांवर सुनावणी देवून त्यांचा अहवाल शासनास सादर करणेसाठी त्यांना प्राधिकृत करीत आहे. विहीत मुदतीत प्राप्त झालेल्या हरकती व सूचनाच केवळ शासन विचारात घेईल.

Repat Notification dt.23.11.09

प्रस्तावित फेरबदल

"ऐतिहासिक व वास्तुशास्त्रीयदृष्ट्या महत्त्वाच्या (नैसर्गिक व मानवनिर्मित) स्थळांचे संरक्षण व संवर्धन करणेसाठीची नियमावली अंतर्भूत करणे".

टीप :-

(अ) प्रस्तावित फेरबदलाची प्रत जनतेच्या अवलोकनार्थ खालील कार्यालयांमध्ये कार्यालयीन कामकाजाच्या सर्व दिवशी कार्यालयीन वेळेत ठेवलेली आहे.

१) सहाय्यक संचालक,नगर रचना, सातारा, सातारा जिल्हापरिषद(विस्तारीत) इमारत, सातारा.

२) मुख्याधिकारी, सातारा नगरपरिषद, सातारा.

(ब) सदर सूचना शासनाच्या www.urban.maharashtra.gov.in या वेबसाईटवर प्रसिध्द करण्यात आली आहे.

महाराष्ट्र राज्यपाल यांच्या आदेशानुसार व नावाने.

(प्र.ल. गोहिल)

कक्ष अधिकारी.

REGULATION'S FOR CONSERVATION OF HERITAGE SITES (BOTH NATURAL AND MAN MADE) FOR MUNICIPAL COUNCIL

Regulation No. TPS-1709/1922/C.R.1888/09/UD-13

Conservation of heritage sites which shall include buildings, artefacts, structures, streets, open spaces, areas and precincts of historic or aesthetic or architectural or cultural or environmental significance (heritage buildings and heritage precincts) and natural features of environmental significance and sites of scenic beauty.

1. **APPLICABILITY**

This regulation will apply to heritage sites which means those buildings, artefacts, striictures, streets, open spaces, areas and precincts of historic or aesthetic or architectural or cultural or environmental significance (hereinafter referred as Listed Buildings/Heritage Buildings and Listed Precincts/Heritage Precincts) and those natural features of environmental significance and sites of scenic beauty including, but not restricted to, sacred groves, hills, hillocks, waterbodies (and the areas adjoining the same), open areas, wooded areas, points, walks, rides, bridle paths (hereinafter referred to as 'listed natural features'). Which are listed in notifications to be issued by Government. The list issued in the notification shall be hereinafter referred to as the said list.

2. **RESTRICTION ON DEVELOPMENT/ RE-DEVELOPMENT/REPAIRS ETC**

i) No development or re-development or engineering operation or additions, alterations, repairs, renovations including the painting of buildings, replacement of special features or plastering or demolition of any part thereof of the said listed buildings or listed precincts or listed natural features shall be allowed except with the prior written permission of the ***Chief officer***

Before granting any such permission, the ***Chief officer***, shall consult the Heritage Conservation Committee appointed by Government (hereinafter referred to as the said Heritage Conservation Committee) and shall act on the advice of the Heritage Conservation Committee.

ii) Provided that before granting any permission for demolition or major alterations/additions to listed buildings (or buildings within listed streets or precincts), or construction at any listed natural features, or alteration of boundaries of any listed natural features, objections and suggestions from the public shall be invited and duly considered by the Heritage Conservation Committee.

iii) Provided that only in exceptional cases, for reasons to be recorded in writing, the ***Chief officer*** may refer the matter back to the Heritage Conservation Committee for reconsideration.
However, the decision of the Heritage Conservation Committee after such reconsideration shall be final.

3. **RESPONSIBILITY OF THE OWNERS OF HERITAGE BUILDINGS**

It shall be the duty of the owners of heritage buildings and of buildings in heritage precincts to carry out regular repairs and maintenance of the buildings at their own cost. The Government, the Municipal Council or other authorities shall not be responsible for such repair and maintenance except for the buildings owned by the Government, the Municipal Council and the other authorities.

4. PREPARATION OF LIST OF HERITAGE BUILDINGS, HERITAGE PRECINCTS AND LISTED NATURAL FEATURES.

4.1 The Chief Officer shall prepare list of buildings, artefacts, areas and precincts of historic and/or cultural significance and the list of those natural features of environmental significance including sacred groves, hills, hillocks, water bodies (and areas adjoining the same), open areas, wooded areas, sthalarikshas etc. to which this regulation applies shall not form part of this Regulation for the purpose of section 37, of the Maharashtra Regional and Town Planning Act 1966.

4.2 The Chief Officer shall issue public notice in the local news paper declaring his intention to include the buildings artefacts, areas and precincts of historic and/or cultural significance and the list of natural features of environmental significance, including sacred groves, hills, hillocks, water bodies, land and areas etc, and invite objections and suggestions from anyperson in respect of the proposed inclusion within a period of thirty days from the date of such notice.

4.2.1 The Chief Officer shall issue notice to the owners of the buildings, artefacts, areas and precincts of historic and/or cultural significance etc, and invite objection or suggestions from such person in respect of proposed inclusion within 60 days from the date of such notice.

4.3 The Chief Officer on receipt of any objection or suggestion shall decide the same after giving hearing to the Objector.

Provided that the maysupplement or amend the list from time to time either suo moto or on the advice of the Herigage Committee after following the procedure under Clause 4.1 and 4.2.

Further provided that any list which is in draft form and pending for approval will in the interim period, also be deemed to be part of the heritage list for purposes of development permission.

5. CRITERIA FOR LISTING OF HERITAGE SITES

Abbreviations

Value for architectural, historical or cultural reasons .... A

(a) Architectural... ... ... A(arc)

- historical ... ... A(his)

- cultural ... ... A(cul)

(b) The date and/or period and/or design and/or unique use of the building or artefact ... ... B

- period ... ... B(per)

- design ... ... B(des)

- use ... ... B(uu)

(c) Relevance to social or economic history ... ... C(seh)

(d) Association with well-known persons or events... .... D(bio)

(e) A building or groups of buildings and/or areas of a distinct architectural design and/or style, historic period or way of life having sociological interest and/or community value ... ... E

- style ... ...

- historical ... ...

(f) The unique value of a building or architectural features or artefact and/or being part of a chain of architectural development that would be broken if it were lost F

(g) Its value as a part of a group of buildings... ... . G (grp)

(h) Representing forms of technological development... .... H (tec)

(i)	Vistas of natural/scenic beauty or interest, including water-front areas, distinctive and/or planned lines of sight, street line, skyline or topographical	I (sec)
(j)	Open spaces sometimes integrally planned with their associated areas having a distinctive way of life and for which are have the potential to be areas of recreation	J
(k)	Industrial sites of historical interest	(Ind)
(l)	Archaeological sites	(Archae)
(m)	Natural heritage sites	NH
(n)	Sites of scenic beauty	(sec)

6. PENALTIES

Violation of the regulations shall be punishable under the provisions regarding unauthorised development.

In case of proven deliberate neglect of and/or damage to heritage buildings and heritage precincts, or if the building is allowed to be damaged or destroyed due to neglect or any other reason, in addition to penal action provided under the Act, no development permission to construct any new building shall be granted on the site if a heritage building or building in a heritage precinct is damaged or pulled down without appropriate permission from *Chief officer*.

It shall be open to the Heritage Conservation Committee to consider a request for re-building / reconstruction of a heritage building that was unauthorisedly demolished or damaged, provided that it is with similar architectural language and materials and roof and further provided that the total built up area in all floors put together in such new construction is not in excess of the total built up area in all floors put together in the original heritage building in addition to other controls that may be specified.

7. POWER TO ALTER, MODIFY OR RELAX OTHER DEVELOPMENT CONTROL REGULATIONS

On the advice of the said Heritage Conservation Committee and for reasons to be recorded in writing, the *Chief officer with prior consent of Director Of Town Planning, Maharashtra State, Pune* may/shall alter, modify or relax the provisions of other Development Control Rules (as modified from time to time) and of the Development Plan (hereinafter referred to as 'the said Regulations') if it is needed for the conservation, preservation or retention of historic or aesthetic or cultural or architectural or environmental quality of any heritage site.

8. HERITAGE PRECINCTS/ NATURAL FEATURES

In cases of streets, heritage precincts, areas and, (where deemed necessary by the Heritage Conservation Committee) of natural features notified as per the provisions of this Sub Regulation No.4 above, development permissions shall be granted in accordance with the special separate regulations prescribed for respective streets, open spaces, precincts/natural features, areas which shall be framed by the *Chief officer* on the advice of the Heritage Conservation Committee.

Before finalising the special separate regulations for precincts, streets, natural features, areas, the draft of the same shall be published in the official gazette or in leading newspapers for the purpose of inviting suggestions and objections from the public. All suggestions and objections received within a period of 30 days from the date of publication in the official gazette shall be considered by the *Chief officer* / Heritage Conservation Committee.

After consideration of the above suggestions and objections, the *Chief officer* acting on the advice of the Heritage Conservation Committee shall modify (if necessary) the aforesaid draft separate regulations for streets, precincts, areas and natural features and forward the same to Government for sanction.

Provided that pending consideration of suggestions and objections and pending final sanction from Government to the above draft special regulations for precincts and natural features, the *Chief officer* /Heritage Conservation Committee shall have due regard to the above draft special regulations while considering applications for development/re-development etc. of heritage buildings, streets, heritage precincts, areas, listed natural features.

9. ROAD WIDENING

(i) If road widening lines under the *Maharashtra Municipal, Nagarpanchayats & industrial townships* Act are prescribed, they shall be such so that they will protect and not detract from the said heritage sites.

(ii) If there are any new road widening lines proposed in the draft or sanctioned Development Plan of Satara, the *Chief officer* shall consider the heritage provisions and environmental aspects while considering applications for development permissions in these precincts. Necessary steps may be taken to modify the Development Plan accordingly. Pending this action, the road widening/ development of new roads shall not be carried out.

(iii) No widening of the existing roads under the *Maharashtra Municipal, Nagarpanchayats & industrial townships* Act or in the draft or sanctioned Development Plan for *Wai* shall be carried out in a manner which may affect the existing heritage buildings (even if they are not included in a Heritage Precinct) or which may affect listed natural features.

10. DEVELOPMENT PLAN RESERVATIONS

If there are any Development Plan reservations shown on heritage sites the same shall not be implemented. If required, the ***Chief officer***, on the advice of the Heritage Conservation Committee, shall move government to get these reservations deleted/modified as need be.

11. INCENTIVE USES FOR HERITAGE BUILDINGS (CHECK)

In cases of buildings included in the Heritage List, if the owner/owners agree to maintain the listed heritage building as it is in the existing state and to preserve its heritage stage with due repairs and the owner/owners/lessees give a written undertaking to that effect, the owner/owners/lessees may be allowed with the approval of the Heritage Conservation Committee to convert part or the whole thereof of the non-commercial area within such a heritage building to commercial/office user/hotel. Provided that if the heritage building is not maintained suitably or if the heritage value of the building is allowed to be spoiled in any manner, the commercial/office/hotel user shall be disallowed.

12. MAINTAINING SKYLINE AND ARCHITECTURAL HARMONY

Buildings within heritage precincts or in the vicinity of heritage sites shall maintain the skyline, roof profile, built form edges, and follow the architectural style (without any high-rise or multi-storeyed development) as may be existing in the surrounding area, so as not to diminish or destroy the value and beauty of or the view from the said heritage sites. The development within the precinct or in the vicinity of heritage sites shall be in accordance with the guidelines framed by the Municipality/Panchayat on the advice of the Heritage Conservation Committee.

13. RESTRICTIVE COVENANTS

Restrictions existing as on date of this Notification imposed under covenants, terms and conditions on the leasehold plots either by Government or by the Collector or the Municipal Council shall continue to be imposed in addition to Development Control Rules and adherence to the same shall be monitored by the Heritage Conservation Committee. However, in case of any conflict with the heritage preservation interest/environmental conservation this Heritage Regulation shall prevail.

14. REPAIR FUND

With a view to give monetary help for such repairs of Heritage buildings a seperate fund may be created, which would be kept at the disposal of the Municipal Council, who will make disbursement from the funds on the advice of the Heritage Conservation Committee. The fund shall be mainly used to support the cost of listing of heritage sites and expert guidance and fees for architects, engineers and other experts while the actual conservation works must be supported by the owners or from sources other than the Repair Fund.

15. GRADING OF THE LISTED BUILDINGS/LISTED PRECINCTS

In the last column of the said list of Heritage buildings, Heritage precincts, "Grades" such as I, II, or III have been indicated. The meaning of these Grades and basic guidelines for development permissions are as follows:

Listing does not prevent change of ownership or usage. However, such usage should be in harmony with the said listed precinct/building. Care will be taken to ensure that the development/repair permission relating to these buildings is given without delay.

GRADE I	GRADE II	GRADE III
A) DEFINITION:- Heritage Grade I comprises Buildings and precincts of National or historic importance, embodying excellence in architectural style, design, technology and material usage and/or aesthetics; they may be associated with a great historic event, personality, movement or institution. They have been and are the prime landmarks of the region. All natural sites shall fall Within Grade-I.	Heritage Grade II (A & B) Comprises of buildings, and precincts of regional or local importance possessing special architectural or aesthetic merit, or cultural or historical significance though of a lower scale in Heritage Grade I. They are local landmarks, which contribute to the image and identity of the region. They may be the work of master craftsmen or may be models of proportion and ornamentation or designed to suit a particular climate.	Heritage Grade III comprises buildings and precincts of importance for townscape; they evoke architectural, aesthetic, or sociological interest though not as much as in Heritage Grade II. These contribute to determine the character of the locality and can be representative of lifestyle of a particular community or region and, may also be distinguished by setting on a streetline, or special character of the façade and uniformity of height, width and scale
B) OBJECTIVE:- Heritage Grade I richly deserves careful preservation.	Heritage Grade II deserves intelligent conservation.	Heritage Grade III deserves intelligent conservation (though on a lesser scale than Grade II and special protection to unique features and attributes.
C)SCOPE FOR CHANGES: No interventions be permitted either on exterior or interior of the heritage building or natural feature unless it is necessary in the interest of strengthening and prolonging, the life of the building/s or precincts or any part or	GRADE II (A) Internal changes and adaptive re-use may by and large be allowed but subject to strict scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade-II. GRADE II (B)	Internal changes and adaptive re-use may by and large be allowed. Changes can include extensions, and additional buildings in the same plot or compound. However, any changes/extensions should be such that they

features thereof. For this purpose, absolutely essential and minimal changes would be allowed and they must be in accordance with the original. Repairs shall follow accepted international conservation norms, with use of like to like material	In addition to the above, extension or additional building in the same plot or compound could, in certain circumstances, be allowed provided that the extension/additional building is in harmony with (and does not detract from) the existing heritage building(s) or precincts especially in terms of height, architectural details and façade, and provided that the extension additional building is not larger than the original property in mass and scale.	are in harmony with and should be such that they do not detract from the existing heritage building/ precinct in terms of height, architectural details and façade, and provided that the extension additional building is not larger than the original property in mass and scale.
D) PROCEDURE:-		
Development permission for the changes would be given by the *Chief officer* on the advice of the Heritage Conservation Committee appointed by the State Govt.	Development permission for the changes would be given by the *Chief officer* on the advice of the Heritage Conservation Committee appointed by the State Government	Development permission for the changes would be given by the *Chief officer* on the advice of the Heritage Conservation Committee to be appointed by the State Government.
E) VISTAS/ SURROUNDING DEVELOPMENT:-		
All development in areas surrounding Heritage Grade I shall be regulated and controlled, ensuring that it does not mar the grandeur, scale and setting of, or view from Heritage Grade I.	All development in areas surrounding Heritage Grade II shall be regulated and controlled, ensuring that it does not mar the grandeur scale and setting of, or view from Heritage Grade II.	All development in areas surrounding Heritage Grade III shall be regulated and controlled, ensuring that it does not mar the grandeur scale and setting of, or view from Heritage Grade III.

16. Nothing mentioned above should be deemed to confer a right on the owner/occupier of the plot to demolish or reconstruct or make alterations to his heritage building/buildings in a heritage precinct or on a natural heritage site if in the opinion of the Heritage Conservation Committee, such demolition/reconstruction/alteration is undesirable.

17. So as to preserve the beauty of the region, the Heritage Conservation Committee shall have the power to direct, especially in areas designated by them, that the exterior design and height of buildings should have their prior approval.

18. SIGNS AND OUTDOOR DISPLAY STRUCTURES/INCLUDING STREET FURNITURE

The *Chief officer* on the advice of the Heritage Conservation Committee shall frame regulations or guidelines to regulate signs, outdoor display structures and street furniture.

The basic purpose of such controls would be to ensure that architectural and aesthetical value for which it is listed is not compromised. The signage should be bare minimum.

Street furniture can be period furniture taking historical clues or be subtle modern as approved by the *Heritage Conservation Committee*

Display License to be provided for 2 years

Till detailed regulations and guidelines are framed, the following guidelines may be followed:

A) National Building Code to apply – The display or advertising signs and outdoor display structures on buildings and land shall be in accordance with Part X – Signs and Outdoor Display Structures, National Building Code of India.

B) Additional conditions – In addition to sub-regulation A, above, the following provisions shall apply to advertising signs in different land use zones:

i) Residential Zone (R-1): The following non-flashing neon signs with illumination not exceeding 40 watt light.

a) one name plate with an area not exceeding 0.1 sq. m. for each dwelling unit;

b) for other users permissible in the zone, one identification sign or bulletin board with an area not exceeding 10 sq. m. provided the height does not exceed 1.5 m.

c) "For sale" or "For rent" signs for real estate, not exceeding 2 sq. m. in area provided they are located on the premises offered for sale or rent.

ii) Residential Zones with shop lines (R-2): Non flashing business signs placed parallel to the wall and not exceeding 1 m in height per establishment.

iii) Commercial Zones – Flashing or non-flashing business signs parallel to the wall not exceeding 1 m in height provided such signs do not face residential buildings.

C) Prohibition of advertising signs and outdoor display structures in certain cases:

Notwithstanding the provisions of sub-regulations of A & B, no advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetic, historical or heritage importance as may be decided by the *Chief officer*, on the advice of the Heritage Conservation Committee or on Government buildings, save that in the case of Government buildings only advertising signs or outdoor display structures may be permitted if they relate to the activities for the said buildings own purposes or related programmes.

D) Provided that if the Heritage Conservation Committee so advises, the *Chief officer* shall refuse permission for any sign or outdoor display structure.

E) The *Chief officer* may, on the advice of the Heritage Conservation Committee, add to, alter or amend the provisions of sub- regulations A, B and C above.

F) Signs, outdoor display structures (including street furniture) will require the approval of the Heritage Conservation Committee, which may prescribe additional guidelines for the same.

19. **COMPOSITION OF HERITAGE CONSERVATION COMMITTEE**

A) The Heritage Conservation Committee shall be appointed by Government.

B) The qualifications for membership of the Heritage Conservation Committee shall be as follows:

i) Eminent Expert with 15 years experience in the field of heritage conservation ... Chairman

ii) Eminent Structural Engineers having experience of ten years in the Conservation field and membership of the Institute of Engineers ... 2 members

iii)	Eminent Architects having 10 years experience and membership of the Council of Architecture: Architects shall be those having experience in conservation architecture	...	2 members
iv)	Environmentalists having in-depth knowledge and experience of 10 years of subject matter	...	2 members
v)	Historians having knowledge of the region having 10 years experience in the field	...	2 members
vi)	Architectural Historian with 10 years experience	...	1 member
vii)	Natural heritage experts having 10 years experience in the field	...	2 members
viii)	Representative of NGO with proven Experience in heritage conservation	...	1 member
ix)	Nominee of Government	...	1 member
x)	Representative of Collector	...	1 member

(a) The Committee shall have the powers to co-opt upto five additional members who may have lesser experience, but who have special knowledge of the subject matter. Provided that the additional members may be co-opted for special purposes or on sub-committees of the Heritage Conservation Committee.

(b) The tenure of the Members of category (i), (ii), (iii), (v) and (vi) above shall change after every three years provided however that the same person shall be eligible for re-appointment as Member.

C. The terms of reference of the Committee shall be, inter-alia,

(i) To advise the *Chief officer* whether Development permission should be granted under this Regulation and the conditions of which permission (vide Sub Regulation 2

(ii) to prepare a supplementary list of heritage sites, which include buildings, artefacts, structures, streets, areas, precincts of historic, aesthetic, architectural, cultural, or environmental significance and a supplementary list of natural features of environmental significance of scenic beauty including but not restricted to sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooded areas, points, walks, rides, bridle paths etc. to which this Regulation would apply under Sub Regulation 4

(iii) to advise whether any relaxation, modification, alteration, or variance of any of the Development Control Regulations/Building Byelaws, is called for under Sub Regulation 7

(iv) to frame special regulations for precincts and if necessary for natural features to advise the *Chief officer* regarding the same (vide Sub Regulation 8)

(v) to advise in terms of Sub Regulation 11 whether to allow commercial/office hotel user in the Satara and when to terminate the same.

(vi) to advise the *Chief officer* in the operation of Sub Regulation 18 to regulate or eliminate/ erection of outside advertisements/ bill boards/street furniture.

(vii) to recommend to the *Chief officer* guidelines to be adopted by those private parties or public/Government agencies who sponser beautification schemes at public intersections and elsewhere.

(viii) to advise the *Chief officer* to evaluate the cost of repairs to be give to owners to bring the existing buildings back to the original condition. For this purpose the Committee may also try to help the Municipality to raise funds through private resources.

(ix) to prepare special designs and guidelines/publications for listed buildings, control of height and essential façade characteristics such as maintenance of special types of balconies and other heritage items

of the buildings and to suggest suitable designs adopting appropriate materials for replacements keeping the old form in tact to the extent possible.

(x) to prepare guidelines relating to design elements and conservation principles to be adhered to and to prepare other guidelines for the purposes of this Regulation.

(xi) To advise the *Chief officer* on any other issues as may be required from time to time during course of scrutiny of development permissions and in overall interest of heritage/environmental conservation.

(xii) To appear before the Government either independently or through or on behalf of the *Chief officer* in cases of Appeals under Section 47 of the Regional & Town Planning Act in cases of listed buildings/heritage buildings and listed precincts/heritage precincts and listed natural features.

The Heritage Conservation Committee has already been appointed by Govt. vide order No.TPS-1709/1922/CR-1888/09/UD-13, dt.16.1.2010

20. IMPLICATIONS OF LISTING AS HERITAGE BUILDINGS

The Regulations do not amount to any blanket prevention of demolition or of changes to heritage buildings / buildings within heritage precincts. The only requirement is to obtain special clearance from *Chief officer* & Heritage Conservation Committee from heritage point of view.

21. OWNERSHIP AND USAGE

Sale and purchase of heritage buildings does not require any permission from the *Chief officer* or Heritage Conservation Committee. The Regulations do not affect the ownership or usage, unless such usage is in harmony with the said listed precinct / building. Care will be taken to ensure that the development permission relating to these buildings is given without delay.

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